

Columbus Redevelopment Commission
REGULAR BOARD MEETING
October 15, 2012
6:00 p.m.



MINUTES

The Redevelopment Commission met in regular session on Monday, October 15, 2012 at 6:00 p.m. in the Columbus, Indiana Common Council Chambers. The meeting was chaired by Commission Vice President Sarah Cannon in the absence of Mayor Kristen Brown due to trade mission and economic development-related travel. Other Commission members present were Frank Jerome, David Wright, and John Anderson.

Also present were Heather Pope, Redevelopment Director; Stan Gamso, Counsel to the Commission; David Hayward, City Engineer; Susan Fye, Public Works and Safety Board member; and Max Lemley and other representatives of the Columbus Food Co-op. Several members of the public were also present.

Except for matters raised by members of the public present, matters discussed during the meeting were those previously disclosed in a public notice of the meeting.

Call to Order

- 1) Roll Call by Sarah Cannon – Frank Jerome, David Wright, Sarah Cannon, and John Anderson (Non-Voting Member).
- 2) Absent: Mayor Brown and Steven Scgalski.

Action Items

- 1) Approval of Meeting Minutes: Upon motion duly made by Frank Jerome and seconded by David Wright, minutes of each of the Commission's September 17 regular and October 3, 2012 special meetings were unanimously approved.
- 2) Riverfront District Liquor License Renewals: Heather Pope next discussed and presented liquor license renewal applications for each of Joe Willy's and Bistro 310 restaurants to the Commission for consideration. Following discussion and comments by the Commission regarding length of time of the initial Joe Willy's license, considering its recent opening, and opportunity for comment by members of the public present regarding both applications, upon motion duly made by David Wright and seconded by Frank Jerome renewal of the Joe Willy's license was unanimously approved, and upon motion duly made by Frank Jerome and seconded by David Wright renewal of the Bistro 310 license was unanimously approved.

- 3) Consideration of Execution of Master Lease with City of Columbus Commons Board: Mr. Gamso then discussed settlement of various open issues related to the anticipated Master Lease between the Commission and the City of Columbus Commons Board with respect to subleases with the Subway, Snappy Tomato and Puccini's restaurants located within The Commons, that had been assumed by the Commons Board that were formerly leases between Columbus Downtown, Inc. (CDI) on behalf of the Commons Board. Mr. Gamso recommended to the Commission that the new Master Lease be accepted for execution. Following Commission discussion and opportunity for public comment, upon motion duly made by Frank Jerome and seconded by David Wright, acceptance of the Master Lease for execution by the Commission was unanimously approved.
- 4) Consideration of Acceptance of Assignments of Leases with Restaurants from Commons Board. As a result of approval action on the foregoing item, Mr. Gamso next presented the assignments of the above-referenced restaurant space leases for acceptance by the Commission. Following discussion and opportunity for public comment, upon successive motions duly made by David Wright and seconded by Frank Jerome, by Frank Jerome and seconded by David Wright, and by David Wright and seconded by Frank Jerome, separate assignments of the leases with Subway, Snappy Tomato and Puccini's were unanimously accepted, respectively.
- 5) Consideration of Removal of Blocking Gates from the 4th Street Project. David Hayward next provided an in-depth review of the purpose, design and history, dating back to 2010, of decision-making with respect to the 8 mechanical blocking gates that had been included as an element of the City's 4th Street redevelopment and renovation project, as well as a more recent renewal of opposition to maintaining the gates as a project element and their design, based almost exclusively on aesthetic reasons. He also described very recent gate mock-up activity that had been conducted and general public comment that had been made in connection with a demonstration of the size, height, and shape of the gates as they would appear on the street. He explained that the federal funding commitment for the gates would be lost if the design were now changed, and also that shop drawings had already been submitted for gate fabrication, that underground electrical wiring for them had already been installed, and that other costs related to the gates had already been incurred and will continue to be incurred even if the gates were eliminated. A resolution was before the Commission that, if adopted, would eliminate the gates from the project if there was overwhelming opposition to same.

A comprehensive discussion among members of the Commission, Mr. Hayward, and members of the public present representing aesthetic opposition to their being maintained as part of the project then ensued. Certain of the public stated that their opposition had also been expressed to the prior Redevelopment Commission and planners during the project's planning phase to no avail. The discussion

included clarification of the effect of removal of the gates on financing of other aspects of the project, suggested alternatives for blocking the streets for community events, the impacts on the project that delays in connection with current gate installation may have generally, and the possibility that the gates could be removed later if, following their actual installation, there was broad-based public opposition to them. Following this discussion, the Commission expressed its collective belief that despite whatever flaws that may have existed in connection with the design input process conducted during the project's various planning phases, it was now too late to make last-minute changes to gate design or the methodology for blocking the street to vehicular traffic, and that modifications might be made in the future if necessary, albeit at an additional cost to the City. As a result of this unanimous belief, the Commission tabled and took no action on the resolution to eliminate the gates from the 4th Street Project.

- 6) Request for Proposal for Parking Garage Management and Operation. Heather Pope and Stan Gamso then presented to the Commission a copy of a Request for Proposal (RFP) for downtown parking garage management and operation that the Commission had determined to have prepared following discussions during its October 3rd special meeting, and they also explained the contents of the request, as well as the timing, process and criteria for reviewing anticipated proposals. Ms. Pope also explained the process to be used in distributing and advertising the request for proposal submissions. She also discussed a list of several companies she had compiled and researched that were experienced in parking garage management and operations that would be appropriate candidates for receiving the request. Following questions of Ms. Pope and Mr. Gamso by the Commission and comments from the public present, upon motion duly made by David Wright and seconded by Frank Jerome, distribution of the RFP was unanimously approved by the Commission.
- 7) Consideration of Claim to Pay Balance of Cost to Evens Time, Inc. for Jackson Street Parking Garage Gating System. Mr. Gamso next presented a claim for payment of the balance of the cost of the Jackson Street Parking Garage gating system from Evens Time, Inc., and reminded the Commission of the history of prior discussions in connection with the purchase of this system, the prior payment of a portion of its total cost, and a recommendation by REI Real Estate Services (Parking Garage Consultant) that the system be installed. Following discussion and opportunity for public comment, upon motion duly made by Frank Jerome and seconded by David Wright, the claim for payment of the balance was unanimously approved.
- 8) Claims for Services and Other Miscellaneous Payments: Sarah Cannon then enumerated for the Commission a variety of regular service and miscellaneous monthly claims to be paid. Following Commission discussion and opportunity for public comment, upon motion duly made by Frank Jerome and seconded by David Wright the claims were unanimously approved for payment.

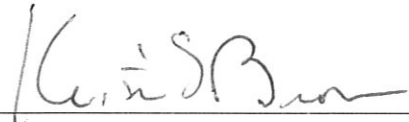
Discussion Item

- 1) Request to Consider Former REMC Property for Use as Co-op Grocery. Max Lemley and other representatives of the Columbus Food Co-op next made a presentation to the Commission regarding the general operational model of food co-operatives, with specific details concerning the three-year history, operation and membership of the Columbus Food Co-op, and made a request of the Commission that it consider making the large steel building located on the 2nd Street former REMC property owned by the Commission available, on a basis to be negotiated, for establishment of a downtown grocery store and food education center using the co-op model. Following extensive discussion and questions of the representatives, the Commission determined to consider the request further and to tour the building with the representatives and an architect engaged by the co-op for building conversion advisory services.

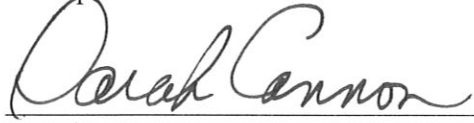
Adjournment

Upon motion duly made by David Wright and seconded by Frank Jerome, the meeting was adjourned at 7:30 p.m.

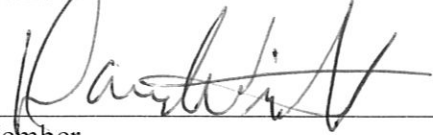
Approval of October 15, 2012 minutes.



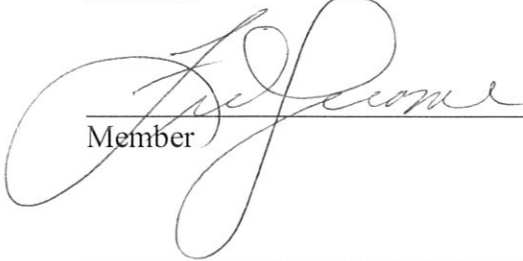
Chairperson



Member



Member



Member

Date: 11-19-12